

Consultation Response from Emma Mills KC Landscape

Application No:	2021/91914
Proposed Development:	Demolition of one dwelling, erection of 45 dwellings with access and associated infrastructure
Location:	rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN
Applicant/Agent:	Johnson Mowat Planning Ltd
Planning Officer	Richard Gilbert
Date Responded:	19.01.22
Responding Officer:	EM
Responding Ref:	KK58 rev A

Amenity Open Space (AGS) (magenta boundary below) = 853m² (of which 577m² is off site across the road) 276m² provided on site
Natural and Semi Natural POS (cyan boundary line below) = 864m²

Clarification required as to whether the existing grassed area across the road (incorporated for layby) is eligible for POS as per LP63, if it is within land ownership/redline boundary etc. given part of it is not registered with land registry.



Off site contribution towards existing facilities in the vicinity, including but not limited to Crossley Lane Rec which is closest, Without Prejudice
£80,318.00 (excluding layby AGS)
Breakdown as follows

Date: 19.01.22 rev b Development: KK58 rear of 28 Northorpe Lane Mirfield 2021/91914 now 43 dwellings				In accordance with LP63										
NOS Dwelling Count for Calcs (Table 1 Draft Pol 63 New Open Space)		Amenity Greenspace	Amenity Greenspace (sq.m space per dwelling)	Parks & Recreation Grounds	Parks & Recreation Grounds (sq.m space per dwelling)	Natural & Semi-natural Greenspace	Natural & Semi-natural Greenspace (sq.m space per dwelling)	Allotments/Community Growing	Allotments/Community Growing (sq.m space per dwelling)	Children & Young People	Children & Young People (sq.m space per dwelling)	Outdoor Sports	Outdoor Sports (sq.m space per dwelling)	
	Input Number of Houses													
Market/Affordable Housing (100%)	43	Yes	626.94	Yes	835.92	Yes	2089.8	Yes	215	Yes	576.2	Yes	903	
Market/Affordable Housing 2-bed Flats (75%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	
Market/Affordable Housing 1-bed Flats (50%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	
Housing for Older People	0	Yes	0	Yes	0	Yes	0	Yes	0	No		No		
Student Housing	0	Yes	0	Yes	0	Yes	0	No		No		No		
Totals	43		626.94		835.92		2089.8		215		576.2		903	
Qualifying POS met for this development?			Yes		Yes		Yes		No		Yes		Yes	
Total meterage for this development				626.94		835.92		2089.8		0		576.2		903

	Current Open Space Provision Compared to Quantity Standards			
Select Ward	Amenity Greenspace (ha per 1000 pop)	Recreation Grounds (ha per 1000 pop)	Natural & Semi_Natural Greenspace (ha per 1000 pop)	Allotments (ha/p 1000 households)
Mirfield	0.33	0.45	0.37	0.37
	low Quality	low quantity	low quantity	low quantity
Total Dwelling no	43			
Is POS being provided by developer?	Yes	Complete (B) POS details below		
A. POS REQUIREMENTS SUMMARY	Cost (see below)	Admin @ 15%	Total Cost incl admin	Meters (see above)
Amenity Green Space	£14,946.25	£2,241.94	£17,188.19	626.94
Children & Young People	£16,995.12	£2,549.27	£19,544.38	576.20
Parks & Recreation	£20,766.07	£3,114.91	£23,880.98	835.92
Natural & Semi-Natural Green Space	£17,763.30	£2,664.50	£20,427.80	2089.80
Allotments/Community Growing	£0.00	£0.00	£0.00	0.00
Outdoor Sports	£13,294.06	£1,994.11	£15,288.17	903.00
TOTAL	£83,764.80	£12,564.72	£96,329.52	5031.86
Shortfall/POS Requirement from developer:	£83,764.80			
Admin at 15%	£12,564.72			
Shortfall/POS Requirement from developer (rounded):	£96,330			

B. Complete ONLY if POS supplied by Developer							
Input POS area to be provided(sq.m)		1140		Remaining sq m		0.00	
Development: KK58 rear of 28 Northorpe Lane Mirfield 2 Date: 19.01.22 rev b				INPUT % OR sq. m			
POS REQUIREMENTS SUMMARY		Cost (see below) excl admin	Sq Meters Req (based on no of dwellings)	Allocate Developer POS %	Developer POS Sq m Allocated	Value of developer POS	Outstanding Developer POS
Amenity Green Space		£14,946.25	626.94		276	£6,579.84	£8,366.41
Parks & Recreation		£20,766.07	835.92		0	£0.00	£20,766.07
Natural & Semi-Natural Green Space		£17,763.30	2089.80		864	£7,344.00	£10,419.30
Allotments/Community Growing		£0.00	0.00		0	£0.00	0
Outdoor Sports		£13,294.06	903.00		0	£0.00	£13,294.06
Children & Young People		£16,995.12	576.20	100% provided?	Min sq.m		
CHYPS provided by developer			LAP	No	0	£0.00	
			LEAP	No	0	£0.00	
			NEAP	No	0	£0.00	
			MUGA	No	0	£0.00	
						£0.00	£16,995.12
TOTAL Cost (excl admin)		£83,764.80	5031.86		1140	£13,923.84	£69,840.96
Outstanding POS Requirement from developer:		£69,840.96					
Admin at 15%		£10,476.14					
Inspection Fee (see Manco Fees Guidance tab)		£0.00					
Shortfall/POS Requirement from developer (rounded):		£80,318					